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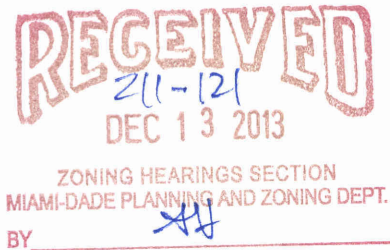
ZONING, LAND USE AND ENVIRONMENTAL LAW

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VIA HAND DELIVERY

December 13, 2013

Jack Osterholt, AICP
Director
Department of Regulatory and Economic Resources
Miami-Dade County
Stephen P. Clark Center
111 Northwest 1st Street, 11th Floor
Miami, Florida 33128



RE: Amended Letter of Intent for PH No. 11-121, Miller Square LLC.

Dear Mr. Osterholt:

This law firm represents Miller Square, LLC (the "Applicant"), which is the owner of the Miller Square shopping center located at 13714 S.W. 56 Street in unincorporated Miami-Dade County (the "Property"). Please consider this letter the Applicant's amended letter of intent modifying the application requests. This letter shall supersede any previous correspondence on this issue.

The Property. The Property is approximately 23 acres in size and lies on the southwest corner of S.W. 56 Street and S.W. 137 Avenue. The Property fronts on three roadways. The Property is zoned BU-2 and has been developed with a shopping center since 1980. The Property is currently served with three (3) detached signs. One of the uses within the center is a fitness center, which is tucked in the south of the center, invisible from the main roads and from large portions of the center itself.

Zoning Requests. We had requested several zoning approvals in order to allow the development of a K-12 school on the Property. The Applicant no longer is seeking those changes. Instead, the Applicant is limiting its requests to the approval of a fourth detached sign, to be located on the southern edge of the parking field. The sign will serve as an identification sign for the existing fitness center.

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As noted above, the fitness center is located on the far southern end of the Property. The Applicant has found that many visitors to the Property find it difficult to locate the fitness center - even when the visitors are already on the site. Given the layout of the Property, the new sign will essentially be invisible from the public right of way or other adjacent parcels. This sign will therefore serve as more of a wayfinding sign for those already on the Property as opposed to a sign facing the general public.

Conclusion. As always, thank you for your help. We look forward to your review and recommendation. If you have any questions or concerns regarding the above, please do not hesitate to phone my direct line at (305) 377-6229.

Sincerely

Graham Penn

Enclosures

